



## BOP/PB/19: Beach Villa for Sale - Praia Bela, Pitimbu, NE

Location: [Pitimbu](#), [Paraíba](#), [Brazil](#)

Price: £88,608 / \$140,704 / €110,236 / 280,000 BRL \*

Type: Houses

Status: Resale

### Description

Praia Bela beach villa for sale in Brazil situated close to Joao Pessoa in the municipal of Pitimbu delivering a perfect property with guaranteed panoramic ocean views.

### Features

- Beach Villa for sale in Brazil - 3 Beds
- Praia Bela, Pitimbu
- Land plot of 4,800 sq/ft
- 4 minute flip-flop walk to the beach
- Landscaped gardens
- Some furnishings included
- Property offers superb ocean views
- 30 minutes drive to Joao Pessoa

### Overview

This beach house is built to an excellent standard, offers ample accommodation with 3 bedrooms, 3 bathrooms, good sized open aspect lounge, diner kitchen, large l-shaped external terrace, along with a housekeepers bedroom beneath the house.

This beach villa is approx. 1,600 sq/ft (150 sq/m's), and the land plot is approx. 4,850 sq/ft (450 sq/m's).

The land plot on offer with this property is situated in a privileged elevated position in the Praia Bela region and land space is available for installing a private swimming pool if necessary.

Panoramic ocean views are on offer and Praia Bela beach is a simple stroll away.

The property includes landscaped gardens, driveway with car port, and a BBQ with external undercover dining area.

The beaches in this district are breathtaking and include Praia Bela beach itself, Tambaba, and Coqueirinhos beach.

Just a brief walk away from the house you reach simple beach restaurants serving fresh sea food daily, including lobster, shrimp, and fish platters.

This beach location property provides a perfect villa for rental overseas and will be a fine investment for the new buyer.

In summary, this beach house comes highly recommended, offers a great value for money buy, ideal for retired couple or family living, and can also be seriously considered as a buy to let investment in Brazil.

Brazil Overseas Property in Paraíba can manage this property on your behalf while you are away if you are intending to buy to let as a second home overseas and we can provide a fully managed rental service for you if required.

### Location

Praia Bela, Pitimbu, Paraíba, North East Brazil

South coast of Paraíba State, being 40 minutes drive from Joao Pessoa, and 40 minutes drive to Joao Pessoa airport.

'Praia Bela' is the name of this region and 'Beautiful Beach' is just what it is!

Situated between the fishing villages of Jacuma and Pitimbu on the south coast of Paraíba State, offering easy access to the capital city of Joao Pessoa to the north where you will pass the beaches of Tambaba, Coqueirinhos, Tabatinga, Gramame, Praia do Sol, Jacarape, Penha, and Seixas along your way.

The asphalt coast road to the south of Paraíba state was fully opened up in 2002 by the State Governor at that time, and since then the whole south coast region, including Praia Bela, has been developing fast.

Praia Bela is a region that was given the go ahead for residential and commercial development many years ago, and since then, land has been exchanging hands quite frequently due to the fact that Brazilian and overseas investors saw the potential that this region has.

Being located more or less centrally on the south coast of Paraíba State, means it's an ideal base camp for the more adventurous amongst us who love to explore 'wild' beach environments and admire natural beauty.



## Specification

This Praia Bela beach house is being sold with some of the furnishings.

- Financial payment terms can be arranged with the owner of this property so please ask us for details

## Associated Costs

The advertised selling price of this beach villa for sale in Praia Bela includes the cost for allocation of your individual Brazilian CPF number, which is required for you to buy a property in Brazil, although, does not include registration taxes/fees paid in Brazil to put the property into your name.

Although it is not mandatory to use a Lawyer when buying a property in Brazil, due to the fact that a CRECI registered estate agent is qualified to carry out the complete property sale and purchase transaction in Brazil, Brazil Overseas Property recommends that you do use an independent lawyer in Brazil registered and qualified with the OAB (Ordem dos Advogados do Brasil), and a Lawyer who is also familiar with the region where you intend to buy your property in Brazil, as well as being fully qualified to deal with the type of property you are buying.

If you are an overseas property investor intending to buy beach property in Praia Bela, then you should always receive an officially translated version of the sale and purchase contract into your native language for the property you are buying in Brazil.

Legal fees and officially translated documents are not included within the advertised selling price of this Brazilian property.

## Additional Property Images



**Brazil Overseas Property** [www.braziloverseasproperty.co.uk](http://www.braziloverseasproperty.co.uk)

© 2010 Brazil Overseas Property | Registered Estate Agents in Brazil: CRECI - 383J

\*All advertised property prices are converted from Brazilian Reals using the following conversion rates:  
3.16 BRL = £1 | 1.99 BRL = \$1 | 2.54 BRL = €1

Please note: All published details correct at 5/22/2012 1:22:50 AM. Please refer to the website for the most up to date information on this property.